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E.O. 12958: N/A

TAGS: ABLD AMGT MZ

SUBJECT: FEDERAL REAL PROPERTY MANAGEMENT INITIATIVE STATUS
REPORT AND IMPLEMENTATION PLAN

REF: A. STATE 96151

- 1B. MAPUTO 687
- 1C. STATE 92659
- 1D. STATE 17188

11. This information is provided in response to reftels.

12. Seventeen of the 36 properties identified as being oversized are owned or under project-funded leases leased by USAID and are not currently under the control of the Post housing officer. These properties are the following (as identified in reftel A.): 85, 86, 88, 90, 92, 93, 94, 95, 126, 32, 119, 120, 121, 123, 124, 125, 409. Information in reftels has been provided to USAID.

13. For some time, Post management has been concerned about the net space listings in the RPA. This has come to light most recently after Post finally brought its RPA on line after years of lack of real-time access by Washington. Some of the explanations for the significant variations in net space listings appear to include lack of measurement information in lease files, misrepresentation of gross residential space as net, measurement of ancillary buildings and including them as net space and inconsistent/ incorrect measurement techniques. It is important to note also that the impression that OBO staff receive from the data does not match the reality that officers posted to Maputo experience in their residences and in comparison to homes claimed to be the same size at other Posts. In fact, the most common complaint regarding housing is that there is often insufficient room inside the homes for people's household effects and consumables. This has been a chronic complaint and one compounded by the fact that people are overly confined to their homes since Maputo is a critical crime threat Post in a city with a high rate of malaria. In addition, many houses also lack any semblance of a yard or pool area which would make outdoor spaces more attractive.

14. Post management has established as a high priority a rigorous review of all current housing data and has tasked the GSO to undertake a strict re-measurement of each residence in the inter-agency housing pool in accordance with 15 FAM exhibit 238b. To date, four residences have been re-measured with the following results:

a. Property ID 48 is listed in the RPA with a net space of 292 sq m vs actual measured net space of 269 sq m. due to inclusion of some gross space in net space calculations.

b. 413 is listed in the RPA with a net space of 201 sq m vs actual measured net space of 190 sq m, and

c. 109 is listed in the RPA with a net space of 372 sq m vs actual measured net space of 156 sq m. Upon reviewing the

109 file, Post found a house measurement sheet taken in 2003 which showed a net space of 2064 square feet (192 sq m), so Post is unable to determine the origin of the 372 sq m figure that is currently in the RPA. It should be noted that the 2064 net square foot (192 sq m) number is still too high because of the inclusion of gross space in the net space number.

d. 113 is listed in the RPA with a net space of 186 sq m vs actual measured net space of 131 sq m. It appears that gross space was included as net space.

e. Post expects to complete measurement of the remaining 21 residences by the end of September.

¶5. Comments about the status of each residence identified as "oversize" follow keyed to the Property ID Number followed by a description of current status and findings.

a. 109 is currently occupied by a standard-rank family of six. Post's re-measurement of this residence showed a net size of 156 sq m, so this residence is approximately 30% less than the maximum guideline (222 sq m) for this size family. Yet, this residence was assigned in this manner due to another larger house being held for a particular agency due to a funding and make-ready deal made two years prior.

b. 97 is assigned to the Chief of Party Defense A